

APPENDIX

B

COMMUNITY VISIONING PROCESS AND PARTICIPATION REPORT

Summary of the major themes impacting the community and the desired character for Maury County's future

Over the course of six months, the Maury County community participated in ten visioning workshops to help Maury County develop a unified vision and plan to guide future development. The results of the various exercises are presented below to highlight the desired development pattern, the primary issues and opportunities, the desired community vision and the primary strengths of the Maury County community.

Appendix is presented in the following sections:

- Community Preference Survey
- Visioning Workshop Summary

The Community Preference is a summary of a visual preference survey that was used to identify the desired visual character and development patterns of Maury County. The Visioning Workshop Summary is a synopsis of the various exercises used at each meeting to identify the primary issues and opportunities impacting the area, the desired vision, and the most significant strengths of the local community.

The outcomes of these meetings is used to develop and prioritize the goals, policies, and strategies for the county that when implemented will help Maury County achieve its desired vision and development pattern



Small groups consider questions about future growth during a Community Visioning Workshop

COMMUNITY PREFERENCE SURVEY

A Community Preference Survey (also known as a Visual Preference Survey) is a means to obtain public opinions about the visual appearance of the built environment. This valuable survey exercise produces anecdotal data that can be interpreted and incorporated into the planning process. Specifically, community character surveying provides visual descriptions of desired or disliked development patterns in Maury County.

Visioning Workshop participants provided insight into desired or disliked development character by completing the Community Preference Survey. During the survey, participants rated 75 images of different commercial, residential, transportation and parks/open space areas. Their responses were reviewed in an effort to learn about the preferred or undesirable elements of different development types.

Once the preferred images are identified, they are used to compare with conventional development types and their related development regulations. In many cases, contradictions are identified between what is preferred and what is required by local development plans, policies, and regulations. Most importantly, the survey results can help clarify or confirm preferences or values concerning future development activity.

Below is a summary of the overall results as well as a presentation of the detailed results from the survey.

OVERALL MOST PREFERRED


Overall, the preferred images depict areas with rural character. The participants' most favorable overall image was a rural landscape. The physical elements of this image that make it desirable include:

- Limited development
- Natural landscape
- Natural features such as ridges and valleys

OVERALL LEAST PREFERRED











Overall, the least preferred images portrayed strip commercial shopping centers, high density residential, and images of areas with run-down structures. The least favorable overall image was of a run-down urban corridor. The physical elements of this image that make it undesirable include:

- Overhead utility lines
- Limited Streetscaping
- Unfriendly pedestrian environment
- Wide roadway
- Dilapidated buildings
- No pedestrian environment



Community Preference Survey

Top 10 *Most Favorable* Images — Overall










<p>#1</p> <p style="text-align: center;">Rural Landscape</p> <ul style="list-style-type: none"> Natural landscape Views of natural areas maintained Trees Farming Rural building structures _____ _____ 	 <p style="text-align: right; margin-top: -20px;">2.61</p>	<p>#2</p>  <p style="text-align: right; margin-top: -20px;">2.29</p> <p style="text-align: center;">Rural Road</p> <div style="display: flex; justify-content: space-between;"> <ul style="list-style-type: none"> Narrow road-way No sidewalks Ditch and swale <ul style="list-style-type: none"> Limited development Farm fencing _____ </div>		
<p>#3</p>  <p style="text-align: right; margin-top: -20px;">2.21</p> <p style="text-align: center;">Rural Area</p> <div style="display: flex; justify-content: space-between;"> <ul style="list-style-type: none"> Informal access points Trees Rural character <ul style="list-style-type: none"> Open fields _____ _____ </div>	<p>#4</p>  <p style="text-align: right; margin-top: -20px;">2.16</p> <p style="text-align: center;">Rural Residential</p> <div style="display: flex; justify-content: space-between;"> <ul style="list-style-type: none"> Large lots Agricultural accessory structures <ul style="list-style-type: none"> Landscaping _____ _____ </div>	<p>#5</p>  <p style="text-align: right; margin-top: -20px;">1.88</p> <p style="text-align: center;">Agricultural Use Structures</p> <div style="display: flex; justify-content: space-between;"> <ul style="list-style-type: none"> Barns Stables Barn yard Agriculture uses <ul style="list-style-type: none"> _____ </div>		
<p>#6</p>  <p style="text-align: right; margin-top: -20px;">1.80</p> <p style="text-align: center;">Residential Park</p> <ul style="list-style-type: none"> Comfortable pedestrian area Trees Benches Sidewalks Homes front park On-street parking _____ _____ 	<p>#7</p>  <p style="text-align: right; margin-top: -20px;">1.80</p> <p style="text-align: center;">Natural Preserve</p> <ul style="list-style-type: none"> Public park Community buildings Wayfinding Trees _____ _____ 	<p>#8</p>  <p style="text-align: right; margin-top: -20px;">1.79</p> <p style="text-align: center;">Neighborhood Residential</p> <ul style="list-style-type: none"> Buildings close to street Sidewalks Landscaping Trees Parking in the rear of structure _____ _____ 	<p>#9</p>  <p style="text-align: right; margin-top: -20px;">1.79</p> <p style="text-align: center;">Rural Development</p> <ul style="list-style-type: none"> Open farm land and tree stands Limited development Large lots Agricultural uses _____ _____ 	<p>#10</p>  <p style="text-align: right; margin-top: -20px;">1.79</p> <p style="text-align: center;">Urban Parks</p> <ul style="list-style-type: none"> Walking areas Water features Landscaping Trees _____ _____

*Favorability Score is an average of the preference scores collected during the Community Preference Survey. Ratings in the survey ranged from 3, or the Best, to -3, or the Worst.



Community Preference Survey

Top 10 *Least Favorable* Images — Overall

<p>#1</p> <p>Urban Corridor</p> <ul style="list-style-type: none"> • Wide corridor • Pedestrian unfriendly • No sidewalks • Utility lines • Signage • Wide open • Run-down structures • Auto-oriented development • _____ • _____ • _____ • _____ 		<p>#2</p>  <p>Strip Commercial</p> <ul style="list-style-type: none"> • Large parking lot • No pedestrian connectivity • Auto-oriented • Buildings separated from road by parking lot • _____ 		
<p>#3</p>  <p>Compact Residential Development</p> <ul style="list-style-type: none"> • Variable Signage • Cheap materials • No landscaping • Unattractive uses • _____ • _____ 	<p>#4</p>  <p>Apartment Complex</p> <ul style="list-style-type: none"> • Lack of identity and character • Large set-backs • Limited landscaping • _____ 	<p>#5</p>  <p>Large Strip Commercial</p> <ul style="list-style-type: none"> • Utility poles • Different signage types • Pedestrian unfriendly • No sidewalks • _____ • _____ 		
<p>#6</p>  <p>Suburban Residential</p> <ul style="list-style-type: none"> • Lack of character • Limited housing types • Auto-oriented • _____ • _____ 	<p>#7</p>  <p>Auto-Oriented Commercial</p> <ul style="list-style-type: none"> • No trees • Unattractive use • Cluttered signage • Cheap materials • No landscaping • Pedestrian unfriendly • _____ • _____ 	<p>#8</p>  <p>High Density Residential</p> <ul style="list-style-type: none"> • High intensity development • Buildings close to roadway • _____ • _____ 	<p>#9</p>  <p>Auto-Oriented Commercial</p> <ul style="list-style-type: none"> • No street trees • No landscaping • Lack of identity • Pedestrian unfriendly • Buildings poorly define space • _____ • _____ 	<p>#10</p>  <p>Urban Corridor</p> <ul style="list-style-type: none"> • Disinvested area • Wide roadway • Uncomfortable pedestrian environment • No streetscaping • _____ • _____

*Favorability Score is an average of the preference scores collected during the Community Preference Survey. Ratings in the survey ranged from 3, or the Best, to -3, or the Worst.

Community Preference Survey

Top 5 Most Favorable Images — Residential



Top 5 Least Favorable Images — Residential



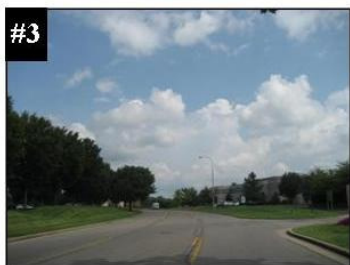
Community Preference Survey



Top 5 *Most Favorable* Images — Non-Residential



Top 5 *Least Favorable* Images — Non-Residential



VISIONING WORKSHOP SUMMARY

Throughout the course of six months, a series of community visioning workshops were held to identify the primary issues impacting the community and to define a vision that will guide future development.

In addition to the Community Preference Survey, two exercises were conducted at the workshops. One of these exercises included voting on the most important issues and opportunities, vision statements, and community strengths. The second exercise included an interactive mapping exercise where participants were asked to map generalized development types to identify desired development patterns either countywide or within the immediate area of the workshop's focus.

The results from the exercises are presented below and present the primary results from the different exercises. Additionally, the results are presented for each workshop as well as a countywide summary that incorporates the results of all the workshops.

The meeting focus areas, dates, locations, and number of attendees are listed below:

SUGA

Aug. 28, 2008 - Memorial Building, Columbia, TN

Number of Attendees: 58

Santa Fe

Sept. 16, 2008 - Santa Fe School, Santa Fe, TN

Number of Attendees: 27

Culleoka

Oct. 14, 2008, Culleoka School, Culleoka TN

Number of Attendees: 7

West Columbia

Oct. 14, 2008 - Columbia State Community College, Columbia, TN

Number of Attendees: 8

Central Columbia

Oct. 28, 2008 - Memorial Building, Columbia, TN

Number of Attendees: 14

Spring Hill

Oct. 28, 2008 - Spring Hill City Hall, Spring Hill, TN

Number of Attendees: 6

East Columbia

Nov. 18, 2008 - Cox Middle School,, Columbia, TN

Number of Attendees: 20

Hampshire

Nov. 18, 2008 - Hampshire School, Hampshire, TN

Number of Attendees: 8

Mt. Pleasant

Dec. 9, 2008 - Mt. Pleasant Community Center, Mt. Pleasant, TN

Number of Attendees: 17

North Columbia

Dec. 9, 2008 - Middle Tennessee Agricultural Experiment Station,
Spring Hill, TN

Number of Attendees: 30

SUGA

Primary Issues and Opportunities

Based on the prioritization exercises at the visioning workshop, several primary issues and opportunities were identified that include:

- Existing small low density subdivisions should be protected from development of higher density homes surrounding them. Taking open land around low-density lots and burying them with high density homes should be prevented by zoning ordinance and subdivision regulations.
- Downtown Columbia needs to be revitalized and enhanced
- Local governments need to update zoning and subdivision regulations to reflect desired growth patterns
- Alternatives to existing development patterns such as conservation subdivisions, clustered housing developments, and rural agricultural zoning
- The southern and western portions of the county can be preserved for agricultural/rural land uses

Desired Development Pattern

The workshop participants identified several common themes for countywide development that included:

- Downtown Columbia should be redeveloped
- Industrial development should be located along I-65
- Job growth should be focused along major four lane highways

Within the local area around SUGA, participants identified several common themes for local development that included:

- Preserve the rural character
- Preserve existing farm and agricultural land
- Maintain low density residential development

COMMUNITY VISION

- Businesses and housing growth in Maury County that follows acceptable, balanced land use plan with logical locations for industry, commercial, residential, and mixed use development
- A community that values its public education system and devotes sufficient resources to bring students in line with state/national averages for educational attainment and increases the number of college-bound and technically trained students
- A community that has a balanced tax base, with additional commercial and industrial development lessening the tax burden on residents and providing more jobs

COMMUNITY STRENGTHS

- Rural character
- Historic properties and buildings
- Access to I-65
- Proximity to Nashville
- Affordable cost of living

SANTA FE

Primary Issues and Opportunities

Based on the prioritization exercises at the visioning workshop, several primary issues and opportunities were identified that include:

- Agricultural land needs to be preserved as development pressures increase in rural areas
- Additional long term water supply needs to be identified if growth is going to continue
- Additional open space, especially in rural areas, needs to be preserved and protected
- There are dangerous road conditions in several areas
- Large minimum lot sizes in farming areas can be used to preserve farms and rural areas
- The Duck River is an important water feature for the county

Desired Development Pattern

The workshop participants identified several common themes for countywide development that included:

- Maintain integrity of natural areas
- Concentrating growth in Eastern portion of Maury County and towards the interstate
- Preserve agriculture and farm land

Within the local area around Santa Fe, participants identified several common themes for local development that included:

- Center growth around the school
- There is a need for a cell phone tower
- Agriculture and farm land needs to be preserved
- A Small scale medical facility or clinic or commercial services such as a general store could improve the quality of life in the area

COMMUNITY VISION

- A community that protects its streams and the Duck River from pollution and sediment through the use of regulations
- A community that values its public education system and devotes sufficient resources to bring students in line with state/national averages for educational attainment and increases the number of college-bound and technically trained students
- A community that has become a popular destination for regional and national events and attracts large-scale activities

COMMUNITY STRENGTHS

- Access to I-65
- Historic properties and buildings
- Proximity to Nashville
- Affordable cost of living
- Growing population

CULLEOKA

Primary Issues and Opportunities

Based on the prioritization exercises at the visioning workshop, several primary issues and opportunities were identified that include:

- Limited per capita income growth with current job opportunities and level of educational attainment for county
- Additional long term water supply needs to be identified if growth is going to continue
- Infrastructure and utility services need to be balanced with growth
- Maury County is experiencing job losses with the General Motors Saturn assembly plant and traditional manufacturing jobs
- A large number of workers commute to and from Maury County everyday. Maury County has opportunity to become a community where more workers live and work inside the community
- Maury County needs a range of housing options to provide affordable housing opportunities to the full range of income levels living in the county
- Strong character and revitalization efforts can make Downtown Columbia an attractive office/retail/residential area

Desired Development Pattern

The workshop participants identified several common themes for countywide development that included:

- The Duck River is the most important resource in Maury County and should be preserved
- Industrial and Highway Commercial uses should be concentrated along the interstate
- Gateway entrances should be created at major entrances to city

Within the local area around Culleoka, participants identified several common themes for local development that included:

- A new park is needed in Culleoka
- There is a need for a local grocery store for quick food runs and a gas station
- The character of Culleoka needs to be preserved

COMMUNITY VISION

- A community with developed tourist attractions, ranging from the downtown areas to larger-scale parks and amenities
- A community with elected officials that provide a shared vision, leadership, and cooperation
- A community that provides industrial and hi-tech employment as an alternative to traditional agricultural opportunities in order to retain the younger population

COMMUNITY STRENGTHS

- Local employment opportunities
- Parks and recreation facilities
- Access to I-65
- Beautiful landscapes
- Rural character

WEST COLUMBIA

Primary Issues and Opportunities

Based on the prioritization exercises at the visioning workshop, several primary issues and opportunities were identified that include:

- As population ages, areas should be identified to accommodate and serve senior population housing needs
- Additional open space, especially in rural areas, needs to be preserved and protected
- Maury County is experiencing rapid housing growth, especially in certain areas
- A large number of workers commute to and from Maury County everyday. Maury County has opportunity to become a community where more workers live and work inside the community
- There are large public-owned land areas that can be improved for recreation use

Desired Development Pattern

The workshop participants identified several common themes for countywide development that included:

- Need traffic improvements around new commercial and employment centers
- Residential development should be located around schools

Within the local area around West Columbia, participants identified several common themes for local development that included:

- Land along the western edge of Columbia and outside the city limits should be agricultural and rural
- Residential and commercial uses should be clustered around the university

COMMUNITY VISION

- A community that has a balanced tax base, with additional commercial and industrial development lessening the tax burden on residents and providing more jobs
- A community with a consolidated metropolitan government
- A community that uses and conserves water for current residents and businesses as well as for future residents and businesses

COMMUNITY STRENGTHS

- Parks and recreation facilities
- Small town character
- Growing population
- Affordable cost of living
- Safe community with low crime rate

CENTRAL COLUMBIA

Issues and Opportunities

Based on the prioritization exercises at the visioning workshop, several primary issues and opportunities were identified that include:

- Additional open space, especially in rural areas, needs to be preserved and protected
- Maury County needs a range of housing options to provide affordable housing opportunities to the full range of income levels living in the county
- Columbia needs a large community conference center
- A downtown hotel/convention center in Columbia has potential to attract events and tourism
- A range of specific agricultural zoning categories can be developed to address the different rural needs of the county

Desired Development Pattern

The workshop participants identified several common themes for countywide development that included:

- The visual clutter along major roadway corridors needs to be cleaned up
- Gateways should be created at major entrances to cities
- Industry should be located along interstate corridor
- A new high schools should be located in close proximity to Downtown Columbia

Within the local area around Central Columbia, participants identified several common themes for local development that included:

- Preserve historic buildings
- Connect Downtown Columbia to the Duck River with parks and trails
- Create shopping and retail opportunities in Downtown Columbia
- Traffic should be forced to go through Downtown Columbia to generate activity
- Development should be concentrated within the Columbia loop
- New infill opportunities should be created

COMMUNITY VISION

- Businesses and housing growth in Maury County that follows acceptable, balanced land use plan with logical locations for industry, commercial, residential, and mixed use development
- A community with developed tourist attractions, ranging from the downtown areas to larger-scale parks and amenities
- A community that provides excellent facilities for Senior Citizens, including day programs as well as Assisted Living housing opportunities

COMMUNITY STRENGTHS

- Coordinated community leadership
- Beautiful landscapes
- Rural community with urban amenities
- Strong community institutions
- Woods/forested land

SPRING HILL

Primary Issues and Opportunities

Based on the prioritization exercises at the visioning workshop, several primary issues and opportunities were identified that include:

- Roads that connect to I-65 interchange should be four lanes
- Storm water issues related to new development need to be addresses with appropriate infrastructure improvements especially within more urban areas
- Maury County needs upscale residential development to attract and retain business leaders and retirees
- Maury County has been able to preserve its rural character even as development and population growth has occurred in the county
- Large minimum lot sizes in farming areas can be used to preserve farms and rural areas

Desired Development Pattern

Within the local area around Spring Hill, participants identified several common themes for local development that included:

- Utilize General Motors plant as employment center
- Concentrate commercial development along Hwy 31
- Locate low density residential around the perimeter of the city

COMMUNITY VISION

- A community with elected officials that provide a shared vision, leadership, and cooperation
- A community that has a balanced tax base, with additional commercial and industrial development lessening the tax burden on residents and providing more jobs
- A community that values its public education system and devotes sufficient resources to bring students in line with state/national averages for educational attainment and increases the number of college-bound and technically trained students

COMMUNITY STRENGTHS

- Attractive neighborhoods
- Small town character
- Great medical facilities
- Historic properties and buildings
- Strong community institutions

EAST COLUMBIA

Primary Issues and Opportunities

Based on the prioritization exercises at the visioning workshop, several primary issues and opportunities were identified that include:

- Maury County has positive attributes to attract new industrial development in the county that can enhance the economy
- Alternatives to car transportation need to be identified, especially for seniors, as the population ages
- Limited educational opportunities beyond high school inside Maury County
- Strong character and revitalization efforts can make Downtown Columbia an attractive office/retail/residential area
- Downtown Spring Hill needs planned improvements and enhancement

Desired Development Pattern

The workshop participants identified several common themes for countywide development that included:

- Southeast Maury County should be preserved as agricultural and residential
- Senior housing is needed as population ages
- Utilize community college as economic development tool
- Coordination is needed between school board and planning commissions
- Municipal service delivery needs to be planned for strategically

Within the local area around East Columbia, participants identified several common themes for local development that included:

- Create mixed use opportunities around major intersection of Hwy 412 and Hwy 31
- The Yanahli Park land needs to be preserved
- The Hwy 412 and I-65 interchange needs to be improved with development and transportation safety improvements
- Medium density residential development should be located along Hwy 31 corridor towards Spring Hill
- Reuse vacant or underdeveloped properties in and around Columbia

COMMUNITY VISION

- A community with public infrastructure and services that keep pace with growth
- A community that provides excellent facilities for Senior Citizens, including day programs as well as Assisted Living housing opportunities
- A community that has a balanced tax base, with additional commercial and industrial development lessening the tax burden on residents and providing more jobs

COMMUNITY STRENGTHS

- Safe community with low crime rate
- Coordinated community leadership
- Strong community institutions
- Community College
- Parks and recreation facilities

HAMPSHIRE

Primary Issues and Opportunities

Based on the prioritization exercises at the visioning workshop, several primary issues and opportunities were identified that include:

- Storm water issues related to new development need to be addresses with appropriate infrastructure improvements especially within more urban areas
- There are large public-owned land areas that can be improved for recreation use
- Unit schools no longer economically feasible
- Many roads that serve local transportation needs are in TDOT jurisdiction and require TDOT funding and initiative for improvements
- Limited per capita income growth with current job opportunities and level of educational attainment for county

Desired Development Pattern

Within the local area around Hampshire, participants identified several common themes for local development that included:

- Preserve the rural village
- Need new fire station
- Need a community center
- Develop winery as economic development opportunity
- Continue to support and improve agricultural activity

COMMUNITY VISION

- Businesses and housing growth in Maury County that follows acceptable, balanced land use plan with logical locations for industry, commercial, residential, and mixed use development
- A community with public infrastructure and services that keep pace with growth
- A community that provides excellent facilities for Senior Citizens, including day programs as well as Assisted Living housing opportunities

COMMUNITY STRENGTHS

- Coordinated community leadership
- Strong community institutions
- Effective leadership that trusts each other
- Local employment opportunities
- Duck River natural resource

MT PLEASANT

Primary Issues and Opportunities

Based on the prioritization exercises at the visioning workshop, several primary issues and opportunities were identified that include:

- Alternatives to existing development patterns such as conservation subdivisions, clustered housing developments, and rural agricultural zoning
- Townhomes and other higher density residential housing types can be concentrated around retail/commercial centers to create mixed use environments
- New recreational opportunities need to be created for youth/teenagers/young adults
- Maury County has experienced less annual growth from 2000 to 2007 than neighboring Williamson County (2.8% to 5.6% respectively)
- Limited per capita income growth with current job opportunities and level of educational attainment for county

Desired Development Pattern

The workshop participants identified several common themes for countywide development that included:

- Maintain rural character outside Mt. Pleasant

Within the local area around Mt. Pleasant, participants identified several common themes for local development that included:

- Create gateways to city along major road entrances
- Maintain existing neighborhoods
- Locate industrial uses around perimeter of Mt. Pleasant and along 43 Bypass
- Maintain Downtown and Civic buildings
- North Columbia

COMMUNITY VISION

- Businesses and housing growth in Maury County that follows acceptable, balanced land use plan with logical locations for industry, commercial, residential, and mixed use development
- A community with public infrastructure and services that keep pace with growth
- A community that provides industrial and hi-tech employment as an alternative to traditional agricultural opportunities in order to retain the younger population

COMMUNITY STRENGTHS

- Parks and recreation facilities
- Strong community institutions
- Local employment opportunities
- Effective leadership that trusts each other
- Safe community with low crime rate

NORTH COLUMBIA

Primary Issues and Opportunities

Based on the prioritization exercises at the visioning workshop, several primary issues and opportunities were identified that include:

- Maury County housing in general is flat and needs to be stimulated for positive economic growth opportunities
- Columbia and Mt. Pleasant have local street networks (grids) that are well-connected
- Limited per capita income growth with current job opportunities and level of educational attainment for county
- Roads around Columbia need improvement
- Maury County provides affordable housing options in comparison to areas closer to Nashville
- A range of specific agricultural zoning categories can be developed to address the different rural needs of the county

Desired Development Pattern

The workshop participants identified several common themes for countywide development that included:

- There is a need for reasonable alternatives for long term water supply
- Keep rural areas rural
- Locate major commercial uses at major roadway intersections

Within the local area around North Columbia, participants identified several common themes for local development that included:

- Keep permanent development out of Yanahli Wildlife Management Area
- Create recreational uses within Yanahli Wildlife Management Area such as hiking and camping
- Maintain rural residential character in North East Maury County
- Locate medium density residential uses along major corridors such as Hwy 31 between Columbia and Spring Hill and along Hwy 412 between Columbia and I-65

COMMUNITY VISION

- A community with developed tourist attractions, ranging from the downtown areas to larger-scale parks and amenities
- A community that values its public education system and devotes sufficient resources to bring students in line with state/national averages for educational attainment and increases the number of college-bound and technically trained students
- A community that protects its open spaces and encourages its agricultural industry (family farms mainly) through the use of incentives and sensible regulations

COMMUNITY STRENGTHS

- Historic properties and buildings
- Growing population
- Woods/forested land
- Beautiful landscapes
- Effective leadership that trusts each other

COUNTYWIDE

Primary Issues and Opportunities

Based on the prioritization exercises at the visioning workshop, several primary issues and opportunities were identified that include:

- Additional long term water supply needs to be identified if growth is going to continue
- Limited per capita income growth with current job opportunities and level of educational attainment for county
- Downtown Columbia needs to be revitalized and enhanced
- Agricultural land needs to be preserved as development pressures increase in rural areas
- Maury County has a wealth of historical sites and districts including southern antebellum homes and the Natchez Trace
- Maury County has positive attributes to attract new industrial development in the county that can enhance the economy

Desired Development Pattern

The workshop participants identified several common themes for countywide development that included:

- Preserve important natural resources such as the Duck River and land in a natural state
- Preserve agricultural land and the economic viability of agricultural uses
- Preserve the rural character of Maury County
- Concentrate residential development within existing cities
- Use I-65 corridor for industrial development
- A long term water supply strategy is needed if Maury County wants to continue to grow
- Economic development should focus on workforce development and higher paying jobs to raise the standard of living
- Utilize school location as center of residential development and the community

COMMUNITY VISION

- A community that values its public education system and devotes sufficient resources to bring students in line with state/national averages for educational attainment and increases the number of college-bound and technically trained students
- Businesses and housing growth in Maury County that follows acceptable, balanced land use plan with logical locations for industry, commercial, residential, and mixed use development
- A community with developed tourist attractions, ranging from the downtown areas to larger-scale parks and amenities

COMMUNITY STRENGTHS

- Historic properties and buildings
- Access to I-65
- Safe community with low crime rate
- Growing population
- Rural character